



## NEGATIVE DECLARATION ADDENDUM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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**ENVIRONMENTAL DETERMINATION NO. ED13-069**

**DATE: 10/2/2013**

**PROJECT/ENTITLEMENT:** PEDP, Inc. Parcel Map; SUB2013-00010 (CO13-0048)

**APPLICANT NAME:** PEDP, Inc., a California Corporation

**ADDRESS:** 684 Higuera Street, Suite B, San Luis Obispo, CA 93401

**CONTACT PERSON:** Carol Florence, Oasis Associates

**Telephone:** (805) 541-4509

**PROPOSED USES/INTENT:** Proposal by PEDP, Inc. for a Vesting Tentative Parcel Map (CO 13-0048) to subdivide an existing 2.41 acre parcel into two parcels of 1.41 and 1.00 acres each for the purpose of sale and/or development. The project is the re-subdivision of Parcel 16 of Tract 2368, a commercial service subdivision that was recorded in 2006. The proposal will not increase the maximum amount of square footage allowed on the original parcel or increase the allotted amount of water that was approved with the previous subdivision. The proposed project is within the Commercial Service land use category. The re-subdivision of Lot 16 of Tract 2368 could have additional potential impacts in the following areas: agricultural resources, water and traffic.

**LOCATION:** The project is located at 4875 Morabito Place, at the southeastern intersection of Morabito Place and Prospect Street, approximately 1,000 feet south of the southeastern boundary of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
976 Osos Street, Rm. 300  
San Luis Obispo, CA 93408-2040

**FINDINGS:** Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

**BASIS FOR ADDENDUM:** The following describes why the proposed changes will not result in any significant additional impact. The assumptions during review of Tract 2368, in order to provide mitigation measures primarily for water supply and traffic, were that there would be a total of 1,000 employees once all of the parcels were developed. Overall structural development within the subdivision was limited to 500,000 square feet. Conditions of approval provided a formula for the maximum square footage per parcel based on the parcel size as well as a formula for calculating the water allotment per parcel.

Since this is a re-subdivision of Lot 16, proposed Parcel 1 (the vacant parcel) will need to comply with the original conditions regarding the maximum square footage as well as the water allotment, along with the other conditions of approval. Based on the original conditions, the maximum square footage allowed for Lot 16 was 27,084 square feet. Proposed Parcel 2 of the current map is developed with a

10,500 square foot wholesale landscape/irrigation company, leaving approximately 16,600 square feet allowable for the original parent parcel. Based on the formula from the original conditions, the maximum square foot allowable for Parcel 1 is 11,238 square feet with 5,362 square feet additional square footage allowable for proposed Parcel 2 should the owner want to add on to the existing facility. The proposal does not increase the amount of development or water usage above what was originally approved with the previous subdivision.

The current subdivision is proposed on Lot 16 of Tract 2368. Lots 14, 15 and 16 of this subdivision are directly adjacent to the Tolosa vineyard and winery to the southeast. Conditions of approval were added to the original tract map and conditional use permit to address potential incompatibilities between the agricultural use and commercial service uses, including landscape screening, a requirement for a Minor Use Permit for those parcels and right-to-farm disclosure.

All three of these parcels (Lots 14, 15 and 16) were discussed with the Agricultural Commissioner's office. Their recommendation is for a 200-foot buffer from the edge of the vineyard (20 feet from the edge of the grapes to the property line) to any structure used for full-time employment; however, it was also stated that if the buildings were oriented with windows and the majority of the doors away from the existing agricultural operations and if the owner of the vineyard was notified of future development, they would not dispute a lesser buffer if justified in the staff report and recommendations. The future use on proposed Parcel 1 is for construction of the Farm Bureau office, however, the formal plans for the Minor Use Permit have not been submitted at the time this staff report was being prepared. Therefore, staff is recommending that the project be approved as proposed with conditions added to address the adjacent agricultural operation.

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

Stephanie Fuhs		Project Manager	10/2/2013	County of San Luis Obispo
Name	Signature	Title	Date	Public Agency